



TOWN *of* WAKE FOREST

Joint Public Hearing and Planning Board

Meeting Agenda

May 05, 2020 at 7:30 PM

Notice

In accordance with the requirements of Title II of the Americans with Disability Act of 1990 (ADA), the Town of Wake Forest will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. For individuals with impaired hearing, special equipment is available for use during meetings in the Town Hall Board Chambers. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the Town of Wake Forest should contact the office of ADA Coordinator Mickey Rochelle at 919-435-9455 or mrochelle@wakeforestnc.gov or Town Clerk Deeda Harris at 919-435-9413 or dharris@wakeforestnc.gov as soon as possible, but no later than 48 hours before the scheduled event.

Cable & Online Broadcast of Joint Public Hearings and Planning Board Meetings

All Joint Public Hearings and Planning Board meetings are broadcast live on Spectrum Cable Wake Forest TV 10 (WFTV 10) beginning at 7:30 p.m. Meetings are also aired online on the Town of Wake Forest website at www.wakeforestnc.gov. Archives meeting videos are provided and available for one year after the original air date.

Meeting Agendas

Planning Board meeting agendas are typically available to be viewed and downloaded at www.wakeforestnc.gov/planning-board.aspx by noon on the Thursday prior to the third Tuesday of each month. Citizens may request copies of the agenda or submit questions concerning agenda items by calling the Town Clerk's Office at 919-435-9413. Citizens may also receive a copy of each month's agenda via email by enrolling in the Town's free E-Notifies subscription service. For more information visit www.wakeforstnc.gov/enotifier.aspx.

Public Hearings

When an agenda item is denoted as a Public Hearing, persons attending shall be permitted to address the Planning Board and Board of Commissioners regarding the item under consideration with those speaking in favor first and those against speaking second. Proponents and opponents shall each be given five minutes to speak and may choose to allow one speaker to utilize the time. In the event that either proponent(s) or opponent(s) have not designated a speaker to represent the view, each speaker will be allowed five minutes each to express his/her comments, ideas, concerns, expressions, and desires.

1. Joint Public Hearing

- 1.A. Consideration of Action on LEGISLATIVE CASE RZ-20-02, 5216 Jeanne Street: Request filed by FLM Engineering, Inc to Rezone 3.58± acres located at 5216 Jeanne Street from Wake County's Residential-80W District (R-80W) to General Residential 3 Conditional District (GR3-CD) being Wake County Tax PIN: 1851-61-8373
[RZ-20-02 Staff Report 050520.pdf](#)
[Attachment A - Maps.pdf](#)
[Attachment B - RZ-20-02 Application.pdf](#)
[Attachment C - Neighborhood Meeting Minutes.pdf](#)
- 1.B. Consideration of Action on LEGISLATIVE CASE RZ-19-13, Radford Glen: Request filed by BNK, Inc to rezone 46.97± acres located at 0 Wait Avenue, 1464 Wait Avenue, 0 Jones Dairy Road and 1423 Quail Crossing Drive from Rural Holding District (RD) to Urban Residential Conditional District (UR-CD) and Residential Mixed-Use Conditional District (RMX-CD) being Wake County Tax PINS: 1850-36-9899, 1850-37-9469, 1850-47-1404, 1850-35-5965 (portion) AND 1850-26-9906 (portion)
[RZ-19-13 Staff Report 050520 Revised.pdf](#)
[Attachment A - Rezoning and Subdivision Master Plan Applications.pdf](#)
[Attachment B - Radford Glen Maps.pdf](#)
[Attachment C - Neighborhood Meeting Information.pdf](#)
[Attachment D1 - Updated TIA Information.pdf](#)
[Attachment D2 - Original 2017 TIA Information.pdf](#)
[Attachment E - Proposed Subdivision Master Plan.pdf](#)
- 1.C. Consideration of Action on LEGISLATIVE CASE RZ-20-05, Fuller Capital Blvd Property: Request filed by Moffat Properties, LLC to Rezone 28.137± acres located at 0 Capital Blvd from Rural Holding District (RD) to Light Industrial Conditional District (LI-CD) being Wake County Tax PIN: 1739-51-9596 and adjacent right-of-way
[RZ-20-05 Staff Report.pdf](#)
[Attachment A - Maps.pdf](#)
[Attachment B - RZ-20-05 Application.pdf](#)
[Attachment C - Neighborhood Meeting Documents.pdf](#)
- 1.D. Consideration of Action on LEGISLATIVE CASE RZ-19-14, Everly, Phase 4: Request filed by Capital Companies Group, LLC to Rezone 2.72± acres located at 19 Pine View Drive from Franklin County's (R-30) Residential Zoning District to General Residential 10 Conditional District (GR10-CD) being Franklin County Tax PIN: 1842-82-3573
[RZ-19-14 Staff Report.pdf](#)
[Attachment A - Maps.pdf](#)
[Attachment B - Rezoning and Subdivision Master Plan Applications.pdf](#)
[Attachment C - Neighborhood Meeting Documents.pdf](#)

[Attachment D - Proposed Subdivision Master Plan.pdf](#)

[Attachment E – Proposed Open Space Plan from Construction Drawings.pdf](#)

[Attachment F - RZ-16-11 Letter of Approval.pdf](#)

- 1.E. Consideration of Action on LEGISLATIVE CASE RZ-15-09-01, Kitchin Farms, Phase 2B: Request filed by Calyx Engineers & Consultants to amend the existing General Residential 10 Conditional District (GR10-CD) zoning and associated master plan for 22.96± acres located at 0 Ligon Mill Road being Wake County Tax PIN: 1739-91-6939 (portion) and 1739-81-6778 (portion), and adjacent right-of-way.

[RZ-15-09-01 Staff Report.pdf](#)

[Attachment A - Maps.pdf](#)

[Attachment B - Rezoning and Subdivision Master Plan Applications.pdf](#)

[Attachment C - Neighborhood Meeting Documents.pdf](#)

[Attachment D - Proposed Subdivision Master Plan.pdf](#)

[Attachment E - Proposed Land Swap Exhibit.pdf](#)

[Attachment F - Letter of Approval RZ-15-09.pdf](#)

[Attachment G - Improvements required by TIA.pdf](#)

2. Regular Business

- 2.A. Approval of Agenda

- 2.B. Draft March 2020 PB Meeting Minutes
[Draft March 2020 PB Meeting Minutes.pdf](#)

3. New Business

- 3.A. Consideration of Action on LEGISLATIVE CASE RZ-20-02, 5216 Jeanne Street: Request filed by FLM Engineering, Inc to Rezone 3.58± acres located at 5216 Jeanne Street from Wake County's Residential-80W District (R-80W) to General Residential 3 Conditional District (GR3-CD) being Wake County Tax PIN: 1851-61-8373
- 3.B. Consideration of Action on LEGISLATIVE CASE RZ-19-13, Radford Glen: Request filed by BNK, Inc to rezone 46.97± acres located at 0 Wait Avenue, 1464 Wait Avenue, 0 Jones Dairy Road and 1423 Quail Crossing Drive from Rural Holding District (RD) to Urban Residential Conditional District (UR-CD) and Residential Mixed-Use Conditional District (RMX-CD) being Wake County Tax PINS: 1850-36-9899, 1850-37-9469, 1850-47-1404, 1850-35-5965 (portion) AND 1850-26-9906 (portion)
- 3.C. Consideration of Action on LEGISLATIVE CASE RZ-20-05, Fuller Capital Blvd

Property: Request filed by Moffat Properties, LLC to Rezone 28.137± acres located at 0 Capital Blvd from Rural Holding District (RD) to Light Industrial Conditional District (LI-CD) being Wake County Tax PIN: 1739-51-9596 and adjacent right-of-way

3.D. Consideration of Action on LEGISLATIVE CASE RZ-19-14, Everly, Phase 4: Request filed by Capital Companies Group, LLC to Rezone 2.72± acres located at 19 Pine View Drive from Franklin County's (R-30) Residential Zoning District to General Residential 10 Conditional District (GR10-CD) being Franklin County Tax PIN: 1842-82-3573

3.E. Consideration of Action on LEGISLATIVE CASE RZ-15-09-01, Kitchin Farms, Phase 2B: Request filed by Calyx Engineers & Consultants to amend the existing General Residential 10 Conditional District (GR10-CD) zoning and associated master plan for 22.96± acres located at 0 Ligon Mill Road being Wake County Tax PIN: 1739-91-6939 (portion) and adjacent right-of-way.

4. Planning Director Comments

5. Other Business

5.A. Upcoming Public Hearings
[Upcoming Public Hearings 042920.pdf](#)

6. Adjournment